

# **CHADDS FORD TOWNSHIP**

## **PLANNING COMMISSION MINUTES**

Wednesday, April 13, 2005

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, April 13, 2005. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Fred Reiter, Paul Vernon, and Gary Whelan. Kevin Matson of Kelly Engineers and Richard Jensen, our Building Inspector/Code Enforcement Officer, were also in attendance.

### **CALL TO ORDER**

The meeting was called to order at 7:40 P.M.

### **PUBLIC COMMENT**

There was no public comment.

### **MINUTES**

The Planning Commission motioned and approved (Vernon/Whelan) the Minutes of the March 9, 2005 meeting, as revised.

### **HORAN SUBDIVISION**

Representing Kathleen Horan, Matthew Houtmann of G.D. Houtmann & Son, Inc. presented this application for a two lot subdivision at 429 Webb Road. This 5-acre property is located on the northwest side of Webb Road approximately 1,300 feet southwest of Oakland Road and is zoned R-1. There is an existing dwelling, driveway, stable structure, pool, pool house, and shed. Lot 1, with existing improvements, will be 2.6 acres. Lot 2 (2.3 acres) will be a flag lot with buildable area behind the pool and shed. Access to Lot 2 is being proposed through the existing driveway off Webb Road and a new driveway further to the west of Lot 1 off Webb Road is being proposed. On site water and sewer is being proposed and appropriate area for sewer will be located. Soil testing is under way. Application to the Zoning Hearing Board will be made for relief from setback requirements.

A lengthy discussion followed regarding the location of driveways for these lots. These plans will be revised and resubmitted.

### **RIDGE ASSOCIATES** (2 lot and 28 lot subdivisions)

Ross Hunter, Esquire, an attorney representing the Applicants, introduced Matthew Houtmann of G.D. Houtmann & Son, Inc. who detailed these preliminary applications at the southwest corner of Ridge Road and 202. There is a 2-lot subdivision for property in Chadds Ford Township and Concord Township (zoned Commercial) to establish a lot line. There is also a 28-lot subdivision for a single-family home development.

Planning Commission Minutes

Page 2

April 13, 2005

### **Ridge Associates (2 lot and 28 lot subdivisions)** – cont.

The Applicant acquired title to what is labeled Parcels C and D on the plan bounded to the east by Wilmington-West Chester Pike and runs adjacent to the car dealership, along the Ridings, back out to Ridge Road, and back up to Wilmington-West Chester Pike (approximately 47-48 acres). The Applicant then purchased what was the Lowry property, labeled Parcels A and B, located south of the original piece and behind the car dealership with frontage on Route 202 (approximately 31 acres). Parcels B and C are combined and proposed for residential development. Parcel A is 9.8 acres. Parcel B, which becomes part of the residential development, is 21.17 acres and has both R-1 and R-2 zoning. The existing Ridings sewer plant will be used for sewage.

Mr. Matson brought to everyone's attention our pending ordinance change and that an interpretation needs to be made by our Township Solicitor as to whether or not the pending ordinance change affects these applications. There would be a substantial reduction in the overall net area of these tracts. Mr. Matson also mentioned that building setback lines will need to be added to these plans. He asked if the future plans for Parcel A were known. Mr. Houtmann responded that the use was unknown at this time.

The 45-acre parcel with access from Ridge Road is 70% in the R-2 zoning

district (1 acre lots) and 30% in R-1 zoning district (2 acre lots). The road and the cul-de-sac will be offered for dedication to the Township. Mr. Jensen mentioned that areas will need to be provided for snow removal and emergency access will be required.

Mr. Whelan asked when it will be determined if the Township's pending overlay district ordinance change will apply to these proposed plans. Mr. Hunter advised that he has attempted to contact our Solicitor, Mr. Donaghue, and will discuss with him. Mr. Hunter did state that because these plans had previously been presented for discussion in sketch form, he felt from a fairness point of view there would be no way but to review them under our existing ordinance at the time the applications were filed.

Rather than discuss all of the items in Kelly Engineers' lengthy review letter, these plans will be revised and resubmitted.

### **CAMP SUNSET HILL PLANNING MODULE**

The Planning Commission (Todd/Reiter) recommended that the Board of Supervisors approve the Camp Sunset Hill Planning Module prepared for Toll Brothers by Yerkes Associates in March 2005 and which has been approved by Kelly Engineers.

### **BUILDING LOT COVERAGES**

Kevin Matson distributed copies of a list he prepared showing building lot coverage vs. impervious coverage in various neighboring Townships. The Planning Commission recommended (Todd/Reiter) that the Board of Supervisors amend our R-1 and R-2 ordinances to replace 15% building coverage with 15% total impervious coverage.

Planning Commission Minutes

Page 3

April 13, 2005

### **NOISE ORDINANCE**

A discussion of revisions to our noise ordinance continued.

### **CODIFICATION OF ORDINANCES**

The Planning Commission asked the Board of Supervisors for the status of

codification of our ordinances.

**ADJOURNMENT**

Upon a motion (Reiter/Todd) the meeting was adjourned at 10:15 P.M.

---

Gail G. Force, Secretary